

Applicant request a Special Exception under Section 2.16.050 J (Carport over a driveway) in an R-3/SC (Residential/Special Contract) zone.

This would allow a 23' by 26' carport (473 square feet), all of which is proposed to encroach in the required front yard setback and to be located to within 11' 9" of the front property line.

The required front setback is 20' and the required cumulative front and rear yard setback total is 50' in the R-3 zone district.

BACKGROUND

The subject property was constructed in 1976. There is a Legal Non-Conforming certificate on file for the rear setback of 11'. The rear storage shed currently sits on a 5' utility easement and will be moved or demolished.

The Planning Division has not received any communications in support or opposition to the special exception request.

CALCULATIONS

Permitted carport area = ____ sq. ft. (house 1st floor area of ____ sq. ft. ÷ 5)

Requested carport area = 473 sq. ft. (23' x 26')

Required front yard setback = 20'

Requested front setback = 11' 9"

Required front and rear yard setback total = 50'

Requested front and rear yard setback total = 22' 9"

STAFF RECOMMENDATION

Staff recommendation is for approval with conditions for the request of Special Exception J. The conditions are as follows:

1. *The rear storage structure shall be removed or reduced so that it is no longer encroaching on the utility easement abutting the rear property line.*

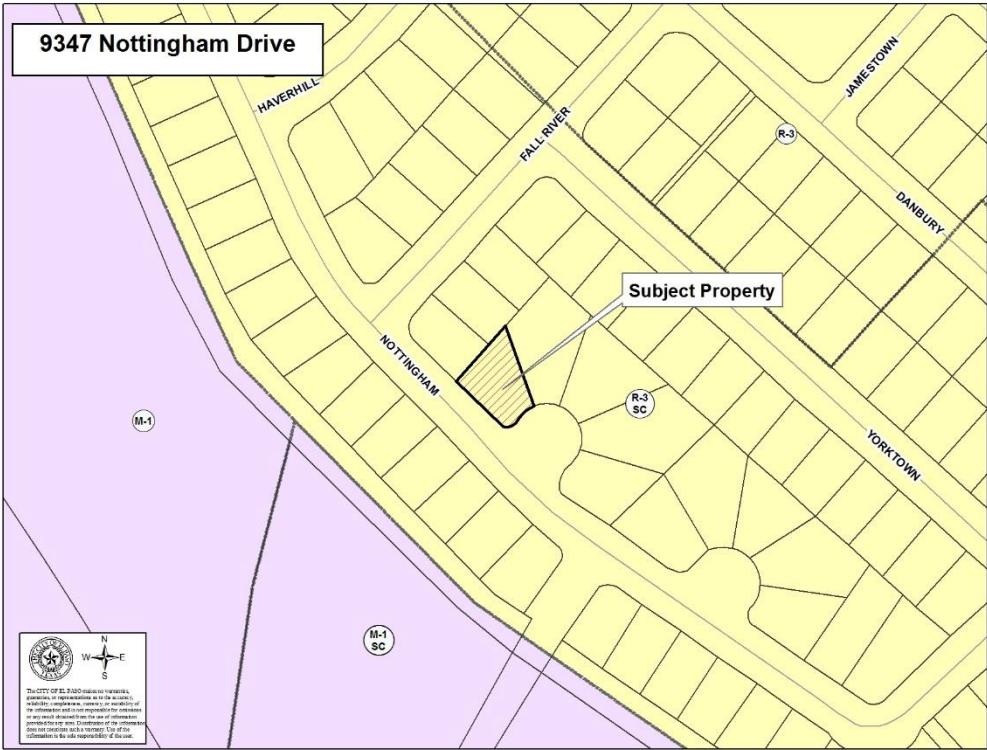
The Zoning Board of Adjustment is empowered under Section 2.16.050 J to:

"Permit the encroachment into the required front yard setback for a lot in a residential (R) district beyond other allowed modifications for a carport covering a driveway; provided, however, that:

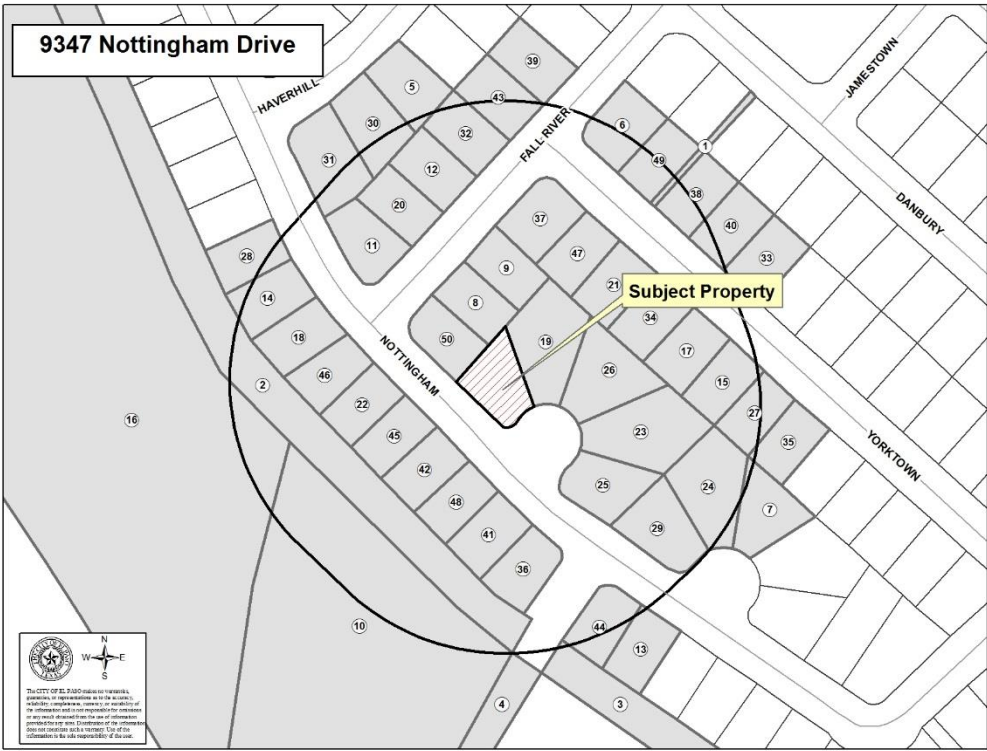
1. The residence has been in existence with a valid certificate of occupancy for one continuous year;
2. The zoning board of adjustment has received the written approval of the structural design from the building official;
3. The carport shall be constructed of the same material, architectural design, and color scheme as the residential structure, shall be open on three sides, shall be attached to the main structure and shall rise no higher than the highest point of the roof of the dwelling;
4. The area of the carport shall not exceed one-fifth of the first-floor area under roof of the dwelling and shall be measured as the area covered by the carport roof, to include overhangs;
5. Elevation drawings of the proposed structure shall be submitted;
6. For a duplex, the total of all extensions for either unit of the duplex shall not exceed two-thirds of the average width of that unit;
7. There is no other reasonable alternative to provide a carport in the front yard of the subject property without exceeding the encroachments allowed in Title 20 of this Code; and
8. Unless otherwise provided in this chapter, all remaining areas of the required front yard shall be permanent open space."

ITEM #2

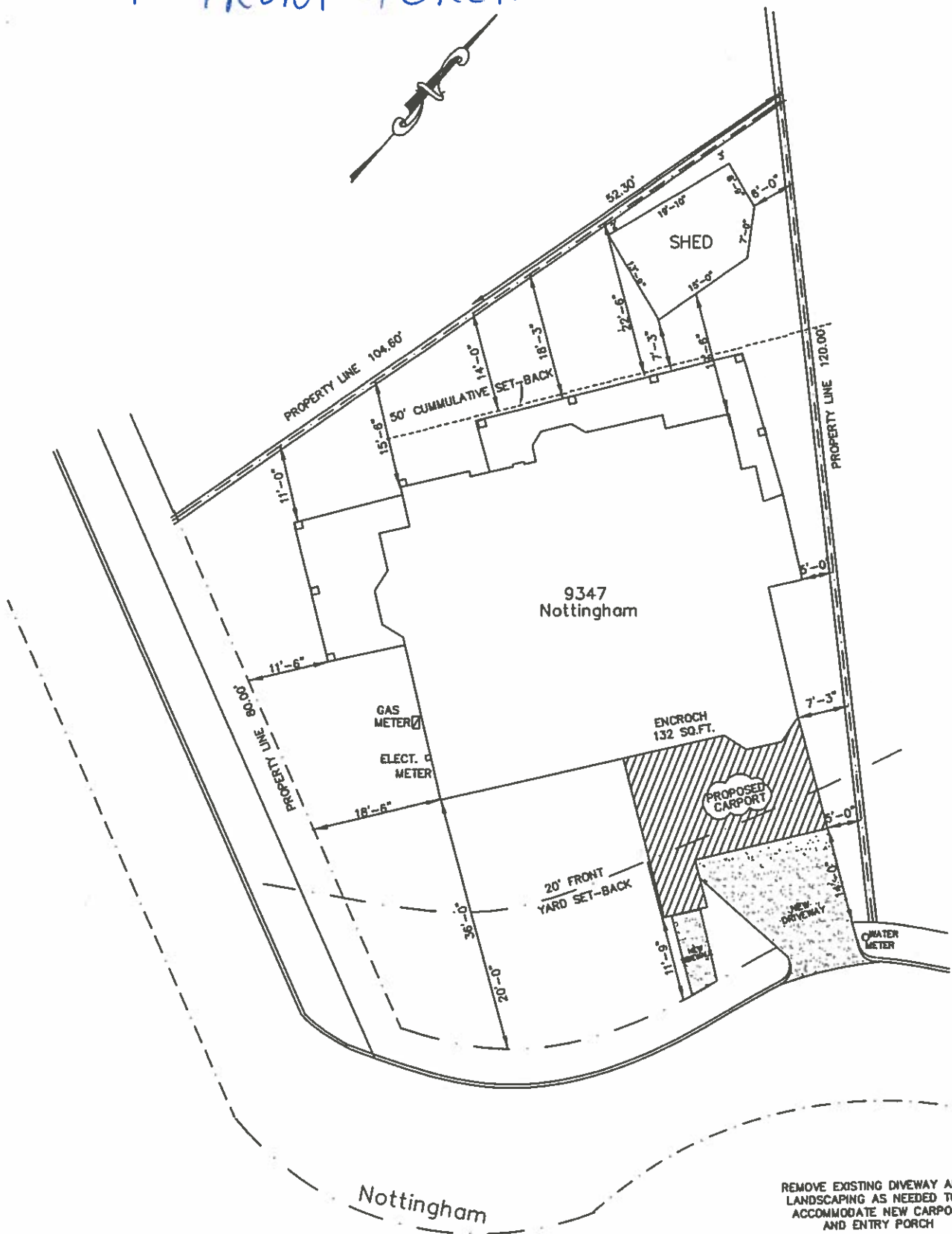
ZONING MAP



NEIGHBOR NOTIFICATION MAP



PROPOSED FRONT FRONT PORCH



SITE PLAN

SCALE: 1" = 20'-0"

GENERAL NOTES

1. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS. DO NOT SCALE THE DRAWINGS.
2. CONTRACTOR SHALL ACQUIRE ALL NECESSARY PERMITS AND INSPECTIONS AS REQUIRED BY THE CITY OF EL PASO, TEXAS AND THE STATE OF TEXAS.
3. CONTRACTOR SHALL SATISFY HIM/HERSELF AS TO THE SCOPE OF WORK. REPORT ALL DISCREPANCIES TO THE OWNER PRIOR TO BIDDING ON PROJECT.

FRANSICO MARTINEZ
9347 NOTTINGHAM DR.
EL PASO TEXAS 79907

ZONING INFORMATION

LEGAL DESCRIPTION- 9347 Nottingham Dr.
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Lot 25
LANCASTER # 2